

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Dallas

State: TX

PJ's Total HOME Allocation Received: \$122,398,214

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:			PJs in State: 39				
% of Funds Committed	91.90 %	89.59 %	8	91.92 %	51	50	
% of Funds Disbursed	87.55 %	81.15 %	8	82.65 %	75	67	
Leveraging Ratio for Rental Activities	3.96	4.09	11	4.67	38	44	
% of Completed Rental Disbursements to All Rental Commitments***	97.66 %	81.36 %	22	81.09 %	75	53	
% of Completed CHDO Disbursements to All CHDO Reservations***	53.55 %	57.58 %	25	68.72 %	25	23	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	89.25 %	71.24 %	14	79.93 %	75	67	
% of 0-30% AMI Renters to All Renters***	52.05 %	37.12 %	15	44.94 %	69	64	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.89 %	96.86 %	22	94.87 %	82	62	
Overall Ranking:			In State: 8 / 39		Nationally: 65 67		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,742	\$13,977		\$25,717	949 Units	9.90 %	
Homebuyer Unit	\$9,187	\$9,595		\$14,669	6,909 Units	72.20 %	
Homeowner-Rehab Unit	\$33,850	\$30,352		\$20,391	317 Units	3.30 %	
TBRA Unit	\$3,999	\$3,620		\$3,201	1,397 Units	14.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Dallas TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$31,628	\$79,331	\$35,846
State:*	\$51,432	\$59,294	\$33,008
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 3.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.82

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	13.8	4.9	3.2	9.0	Single/Non-Elderly:	31.3	11.1	5.4	65.6
Black/African American:	61.3	36.3	89.0	87.8	Elderly:	14.3	1.4	88.3	0.3
Asian:	0.0	0.1	0.0	0.0	Related/Single Parent:	25.3	32.5	2.8	23.1
American Indian/Alaska Native:	0.0	0.2	0.0	0.4	Related/Two Parent:	13.6	30.1	1.9	3.9
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	15.4	25.0	1.6	7.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.1					
Asian/Pacific Islander:	3.9	0.3	0.0	0.2					
ETHNICITY:									
Hispanic	21.0	58.0	7.9	2.6					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	47.6	13.2	23.7	55.1	Section 8:	18.7	0.1 [#]		
2 Persons:	22.9	18.3	67.2	18.2	HOME TBRA:	0.2			
3 Persons:	16.5	24.7	6.9	14.8	Other:	9.2			
4 Persons:	10.7	22.6	1.3	7.4	No Assistance:	71.9			
5 Persons:	2.1	12.7	0.0	3.1					
6 Persons:	0.1	5.8	0.9	1.0					
7 Persons:	0.2	1.7	0.0	0.4					
8 or more Persons:	0.0	0.9	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				67

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Dallas State: TX Group Rank: 65
(Percentile)
State Rank: 8 / 39 PJs Overall Rank: 67
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	97.66	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	53.55	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	89.25	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	99.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.87	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

